



An
Bord
Pleanála

Board Direction
BD-018927-25
ABP-320464-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/02/2025.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to Policy 5-2 of the Clonmel and Environs Local Area Plan 2024, which requires the preparation of a masterplan for the landbank of 'New Residential' zoned land on the west side of Glenconnor Road, north of the Glenoaks housing estate in order to provide for a coordinated approach to delivery and sequencing of residential development, a neighbourhood centre, public open space, playground/play spaces, road access, active travel and permeability and the lack of an up-to-date integrated masterplan, which has regard to the current Local Area Plan and the Compact Settlements Guidelines for Planning Authorities 2024, the proposed development is piecemeal, lacks any significant permeability to the remaining landbank and is premature pending the determination of phasing and linkages for the overall landbank. The proposed development would, therefore, be contrary to a stated objective of the Clonmel and Environs Local Area Plan 2024 (Policy 5-21) and to the proper planning and sustainable development of the area.

Note:

The Board noted that in the absence of a masterplan for the landbank of 'New Residential' zoned land on the west side of Glenconnor Road it would be premature

to consider whether the proposed development at the proposed density would constitute an inefficient use of zoned lands.

Board Member


Marie O'Connor

Date: 14/02/2025